



# County of Fairfax, Virginia

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To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

July 19, 2016

Mark Mittereder  
12198 Henderson Road  
Clifton, Virginia 20124

Re: Request for Additional Time  
Washington Apostolic Church, Inc., SPA 91-S-036

Dear Mr. Mittereder:

At its July 13, 2016 meeting, the Board of Zoning Appeals took action to **APPROVE** your request for additional time for the above-referenced application. The new expiration date is October 16, 2017.

If you have any questions, please contact your Staff Coordinator, Leila Mosadegh, at 703-324-1280.

Sincerely,

Emily J. Armstrong, Deputy Clerk  
Board of Zoning Appeals

cc: Diane Johnson-Quinn, Deputy Zoning Administrator  
Zoning Permit Review Branch

ADMIN.

Additional Time to Commence and Diligently Pursue Construction Approved with Special Permit Amendment SPA 91-S-036, Washington Apostolic Church, Inc, Located at 11800 Braddock Rd., Tax Map 67-2 ((1)) 1, Braddock District.

ISSUE:

Board of Zoning Appeals (BZA) consideration of additional time to commence and diligently pursue construction for SPA 91-S-036, pursuant to the provisions of Sect. 8-015 of the Zoning Ordinance.

RECOMMENDATION:

Staff recommends that the BZA approve the request for 12 months of additional time for SPA 91-S-036 to October 16, 2017.

BACKGROUND:

On April 16, 2014, the BZA granted Special Permit SPA 91-S-036. The application was filed in the name of Washington Apostolic Church, Inc. to amend SPA 91-S-036, previously approved for a church, to permit the addition of a child care center, increase in seats and site modifications, for the property described as Tax Map 67-2 ((1)) 1 (see Parcel Map, Attachment 1). The development conditions for SPA 91-S-036 are included as part of the Resolution; a copy of the approved plat is also attached (Attachment 2). The SPA was approved with a provision of automatic expiration, should construction not commence and be diligently pursued within 30 months of the date of approval. The expiration date is October 16, 2016.

Under Sect. 8-015 of the Zoning Ordinance, if the use is not established or if construction is not commenced within the time period specified by the BZA, an approved Special Permit shall automatically expire without notice unless additional time is approved by the BZA. A request for additional time must be filed with the Zoning Administrator prior to the expiration of the Special Permit. The BZA may approve additional time if it determines that the construction remains in accordance with the applicable provisions of the Zoning Ordinance and that approval of additional time is in the public interest.

The Department of Planning and Zoning received a request on June 02, 2016 from Mark Mittereder, AIA, requesting an additional twelve (12) months to commence and diligently pursue construction. The applicant states that Urban Engineers, the civil engineers for the project, are currently processing the site plan. The applicant anticipates the application for the building permit to be submitted within the next two months, and all County approvals necessary to

commence construction to be received by the end of year 2016. In order to avoid expiration of the SPA, the applicant must commence construction and diligently pursue it; construction need not be completed prior to the date of automatic expiration. The new expiration date would be set to October 16, 2017.

Staff has reviewed Special Permit Amendment SPA 91-S-036 and has established that, as approved, it is still in conformance with all applicable provisions of the Fairfax County Zoning Ordinance. Staff knows of no changes in land use circumstances which affect the compliance of SPA 91-S-036 with the standards applicable to this use and which should cause the filing of a new Special Permit application and review through the public hearing process. Finally, the conditions associated with the BZA's approval of SPA 91-S-036 are still appropriate and should remain in full force and effect.

ENCLOSED DOCUMENTS:

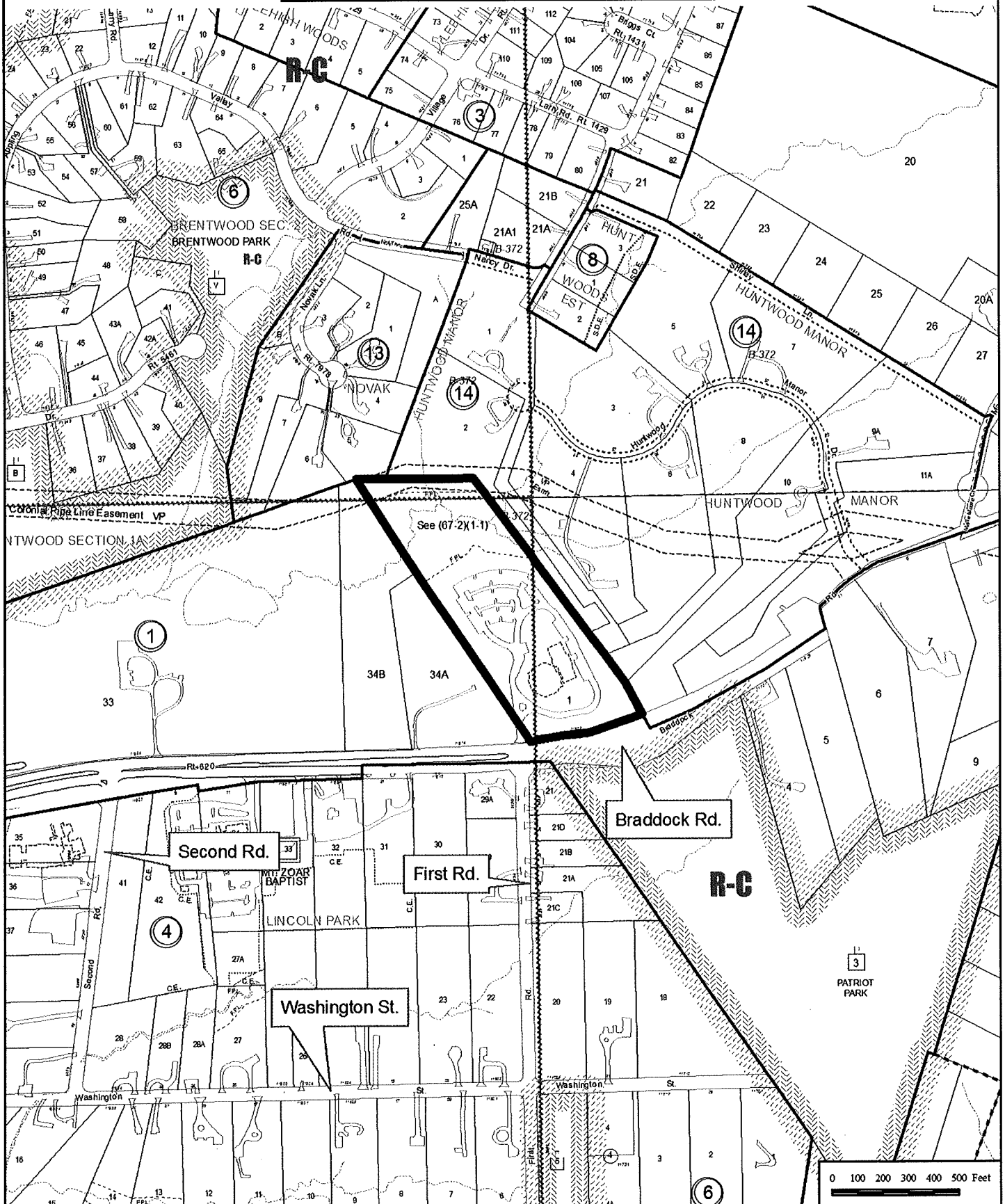
1) Locator Map; 2) Resolution and Plat for SPA 91-S-036; 3) Letter from Mark Mittereder, requesting additional time to commence and diligently pursue construction, received June 02, 2016.

STAFF: Brent Krasner, Chief, Special Permit and Variance Branch,  
Zoning Evaluation Division, DPZ;  
Leila Mosadegh, Planner, Zoning Evaluation Division, DPZ

# Special Permit Amendment

SPA 91-S-036

WASHINGTON APOSTOLIC CHURCH, INC.





## COUNTY OF FAIRFAX, VIRGINIA

### SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

WASHINGTON APOSTOLIC CHURCH, INC., SPA 91-S-036 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 91-Y-036 previously approved for a church to permit the addition of a child care center, increase in seats and site modifications. Located at 11800 Braddock Rd., Fairfax, 22030, on approx. 10.73 ac. of land zoned R-C and WS. Braddock District. Tax Map 67-2 ((1)) 1. (Admin. moved from 11/6/13, 12/11/13, 1/15/13, 1/29/14, and 3/5/14 at appl. req.) Mr. Hart moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on April 16, 2014; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the land.
2. The Board has a staff recommendation of approval, and the Board adopts the rationale in the staff report.
3. There will not be any significant changes from the original approval, over 20 years ago, on the surrounding properties.
4. With the imposition of the development conditions, any impacts are satisfactorily addressed.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval is granted to the applicant only, Washington Apostolic Church Inc., and is not transferable without further action of this Board, and is for the location indicated on the application, 11800 Braddock Road, Fairfax, Virginia, and is not transferable to other land.
2. This special permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat titled "Washington Apostolic Church, Inc., Special Permit Amendment" prepared by Urban, Ltd., dated March 18, 2013 and

revised through April 3, 2014, and approved with this application, as qualified by these development conditions.

3. A copy of this special permit amendment and the new Non-Residential Use Permit **SHALL BE POSTED** in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This special permit amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. The maximum number of seats in the main area of worship shall be 750. The maximum number of parking spaces on site shall be 277 as shown on the special permit plat. All parking for the church should be on site.
6. All parking shall be on site as depicted on the special permit amendment plat. A shared parking agreement shall be obtained through DPWES as required for Sect. 11-106.3 of the Zoning Ordinance prior to issuance of a Non-RUP for the child care center to permit the shared use of the church parking lot for both the church use and child care center uses. If approval of a shared parking agreement is not obtained, the number of seats in the worship area and/or the number of children in the child care center shall be reduced to meet the parking requirements as determined by DPWES.
7. The limits of clearing and grading shall be as shown on the landscape plan submitted with this application titled "Washington Apostolic Church, Inc., Special Permit Amendment" prepared by Urban, Ltd., dated March 18, 2013 and revised through April 3, 2014.
8. Transitional screening shall be provided as shown on the attached landscaping plan dated March 18, 2013, and revised through April 3, 2014. The existing vegetation shall be used to satisfy the requirement provided it is supplemented with additional planting to meet the Transitional Screening 1 requirements of Section 13-303 of the Zoning Ordinance as determined by the Urban Forest Management Division.
9. The barrier requirements of Sect. 13-304 of the Zoning Ordinance shall be waived, except along the eastern lot line, where a 6-foot board-on-board fence, approximately 650 feet long, has been provided.
10. The area immediately southward and parallel with the limits of the stream valley EQC depicted on the special permit plat as "existing wooded area to remain

undisturbed" shall be identified as "Additional Area to be Preserved as EQC" on any site plan submitted subsequent to this approval. Other limits of clearing and grading shown as proposed transitional screening and tree preservation areas should also be identified on the plat.

11. The Environmental Quality Corridor (EQC) shall be denoted as shown on the special permit plat. There shall be no clearing of any vegetation in this area except for dead or dying trees or shrubs and no grading. There shall be no structures located in the EQC area. The limits of clearing and grading shall be as shown on the plat submitted titled "Washington Apostolic Church, Inc., Special Permit Amendment" prepared by Urban, Ltd., dated March 18, 2013 and revised through April 3, 2014.
12. Any proposed lighting of the parking area shall be in accordance with the following:
  - The combined height of the light standards and fixtures shall not exceed twelve feet.
  - The lights shall be focused directly on to the subject property.
  - Shields shall be installed, if necessary, to prevent the light from projecting beyond the facility.
13. Best Management Practices (BMPs) shall be provided to the satisfaction of the Director, Department of Environmental Management. The limits of clearing and grading shown on the special permit plat around stormwater management facilities shall not be enlarged into any Resource Protection Area or undisturbed open space.
14. A geotechnical study, prepared by a geotechnical engineer experienced in soil and foundation engineering, shall be submitted as determined by the Department of Environmental Review at the time of site plan review. In conjunction with the County Soil Science Office and DEM, the applicant shall: (1) ensure that all construction personnel are alerted to this potential health risk, and (2) provide the appropriate construction techniques as determined by DEM, to minimize the risk on and off site. Such techniques may include dust suppression measures during all blasting and drilling activities, covered transport of removed materials, and appropriate disposal of removed materials.
15. The sign located at the site entrance shall not be lighted and shall conform to the provision of Chapter 12.
16. Prior to site plan approval, the design and location of the septic field shall be approved by the Fairfax County Health Department. If the Health Department approval is not obtained, the special permit shall be null and void.



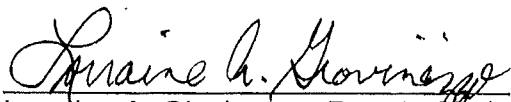
17. The ingress/egress easement over Lot 34, which serves the Apostolic Church property, shall be recorded among the land records of Fairfax County and shall run to the benefit of Lot 34 and Fairfax County, in perpetuity, with title to the land encompassing Lot 34. This easement agreement shall be subject to the review and approval of the Fairfax County Attorney prior to the approval of the site plan.

These conditions incorporate and supersede all previous conditions. This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures, and this special permit shall not be valid until this has been accomplished.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

Mr. Hammack seconded the motion, which carried by a vote of 7-0.

A Copy Teste:

  
Lorraine A. Giovinazzo, Deputy Clerk  
Board of Zoning Appeals

ACKNOWLEDGEMENT

County of Fairfax  
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 23 day of April, 2014.

  
Notary Public

My commission expires: 9-30-2017



SPECIAL PERMIT PLAN NOTICES

(SPA 91-S-036)

## SPECIAL PERMIT PLAN NOTES

ALLOWABLE USER: GROUP 3-B OF ARTICLE 3, PART C OF THE ZONING ORDINANCE. THOSE INCLUDE: CHURCHES, CHAPELS, TEMPLES, SYNAGOGUES AND OTHER SUCH PLACES OF WORSHIP WITH A CHILD CARE CENTER, NURSERY SCHOOL OR PRIVATE SCHOOL, GENERAL EDUCATION.

CHILD CARE CENTER TO ACCOMMODATE A MAXIMUM OF 99 CHILDREN

MINIMUM LOT AREA	= 217,800 S.F.
PROVIDED LOT AREA	= 467,573 S.F.

MINIMUM LOT WIDTH  
PROVIDED LOT WIDTH

SPECIAL PERMIT = 10.734 AC. (487,873 S.F.)

SITE AREA: 467,573 SQ. X 0.15 = 70,136 MAJOR CFA

TOTAL BUILDING AREA = 35,500 S.F.

PROPOSED FLOOR AREA RATIO = 0.0/6

RECEIVED MINIMUM: YARDS (USING ZONING R-C CRITERIA):

REAR YARD: BUT NOT LESS THAN 40 FT  
CONTROLLED BY 45° ANGLE OF BULK PLANE

SIDE YARD: CONTROLLED BY 45° ANGLE OF BACK PLANT BUT NOT LESS THAN 25 FT

**PARKING**

REQUIRED PARKING FOR CHURCH :  
 - 750 SEATS X 0.25 SPACES/SEAT = 188 SPACES

$$- 99 \text{ CHILDREN} \times 0.16 \text{ SPACES/CHILD} = 16 \text{ SPACES}$$

- 222 SURFACE SPACES
- 11 PERVIOUS PAVEMENT SPACES

• CHILD CARE CENTER AND CHURCH HAVE OPPOSITE HOURS OF OPERATION. THE CHURCH HAS A HIGHER PARKING SPACE REQUIREMENT THAN THE REQUIRED PARKING OF THE C

BE USED FOR THIS SITE SHARE PARKING BETWEEN CHURCH AND CHILD CARE FACILITY REQUESTED.

ALTIMORE RECREATION AREA FOR A CHILD CARE CENTER

REQUIRED RECREATION AREA FOR CHILD CARE CENTER:  
- 100 SQUARE FEET OF USABLE OUTDOOR RECREATION AREA SHALL BE PROVIDED

- 25 CHILDREN - X 100 SQ FT/CHILD - 2,500 SQ FT OF PLAY YARD REQUIRED

\*NOTE: 25 CHILDREN MAY USE THE PROPOSED RECREATION AREA AT ANY ONE TIME  
CALCULATIONS FOR UNDISTURBED AREAS

ORIGINAL SITE PLAN (88-35-SF-01-3)  
8.12 AC. DISTURBED AREA (57%)

10.68 AC TOTAL



APR 15 2  
0.07 AC. ADDITIONAL DISTURBED AREA  
0.10 AC. TOTAL DISTURBED AREA (5827)

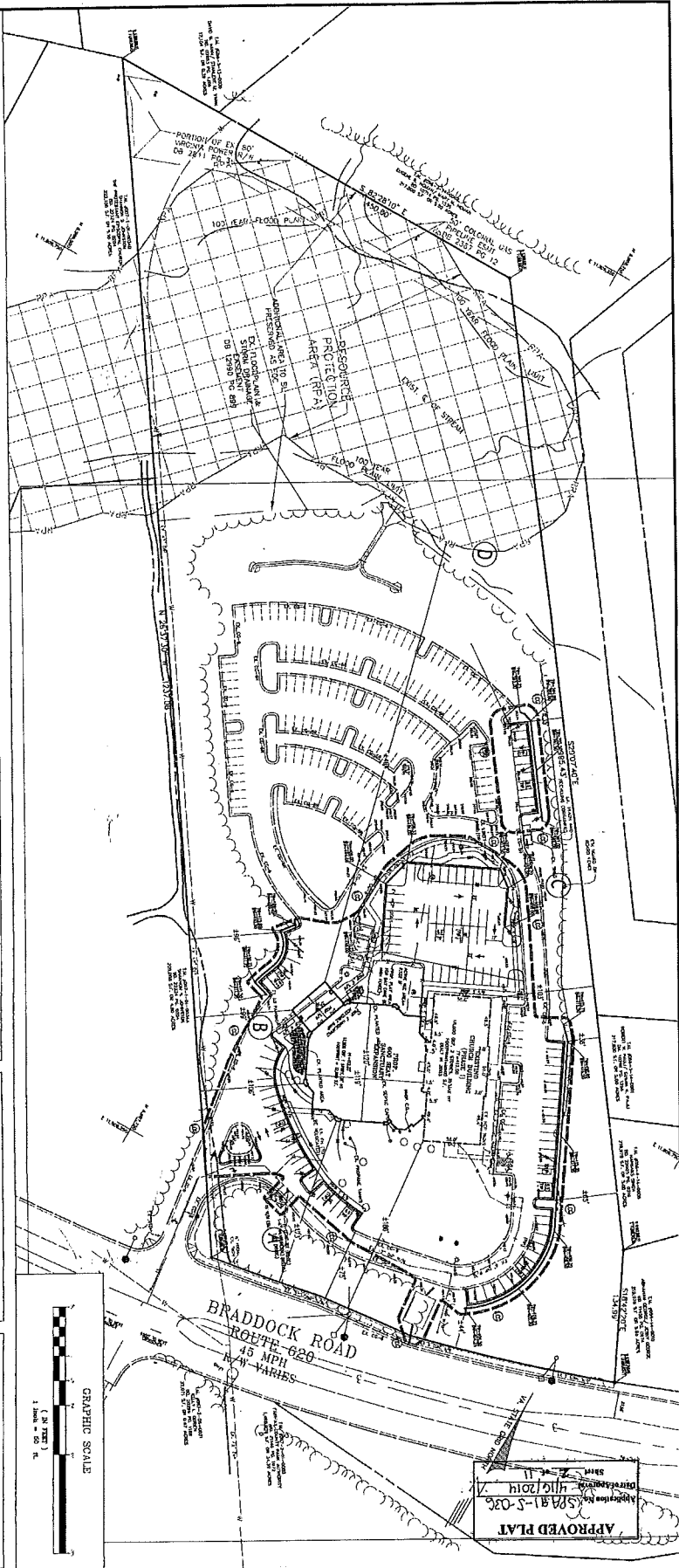
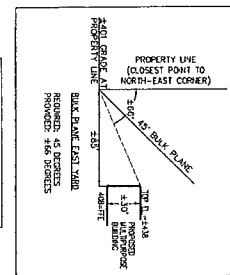
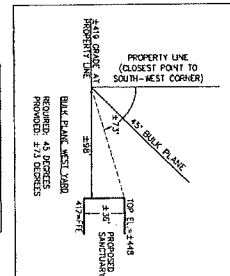
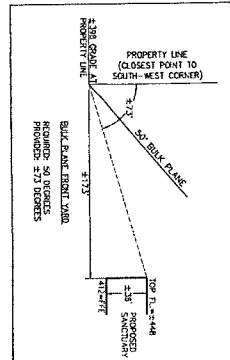
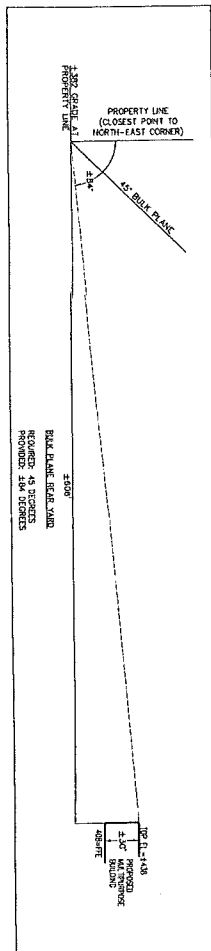
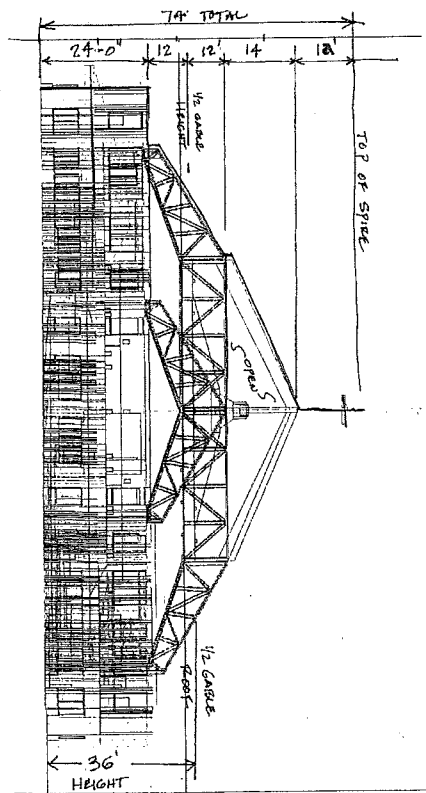
\*BASED ON ORIGINAL LIMITS OF DISTURBANCE SHOWN ON

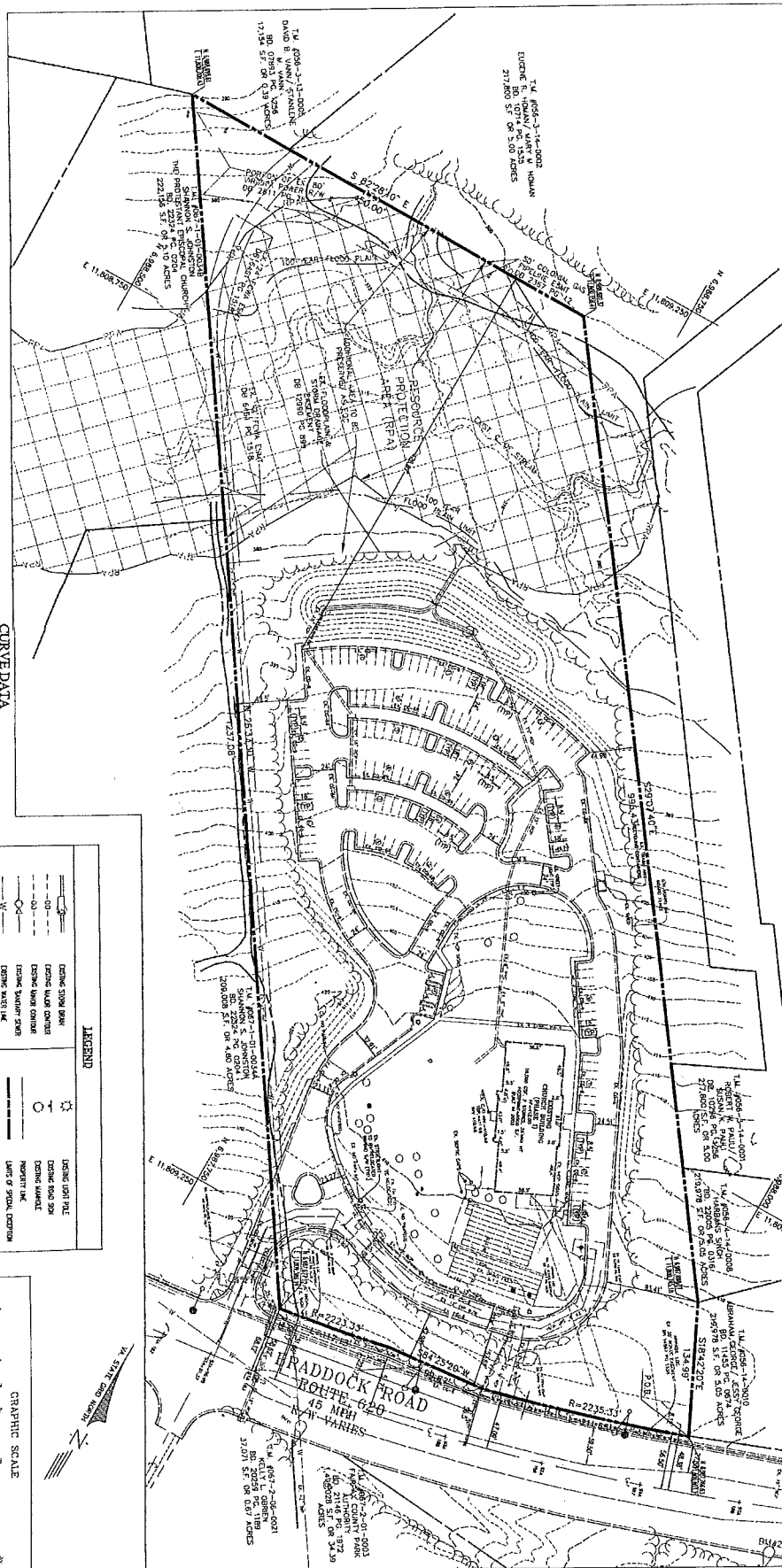
DESIGN'S ORIGINAL CAD FILE PROVIDED TO URBAN, L.L.P. BY THE APPLICANT.

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	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2
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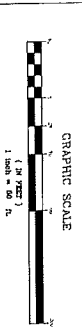
SHEET 0 11	COVER			<b>urban</b> Urban, LLC 4300 Dendrobium Court Chesley, Virginia 20111 Tel: 703.276.0026 www.urban-llc.com	PLAN DATE					
	WASHINGTON APOSTOLIC CHURCH, INC. SPECIAL PERMIT AMENDMENT BRADDOCK DISTRICT FAIRFAX COUNTY, VIRGINIA				SCALE: AS NOTED CL: N/A DATE: MAR. 2014	No. DATE DESCRIPTION REVISIONS				





NO.	RADIOS	ARC	DELTA	TANGENT	CHORD	BEARING
1	2235.53'	211.65°	09200.00"	97.66'	211.57'	S. 73.34.04" W.
2	2223.33'	117.13°	03300.00"	58.21'	117.12'	S. 80.11.00" W.

                                                     
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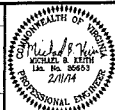


SE-12671

BOUNDARY & TOPOGRAPHIC SURVEY  
WASHINGTON APOSTOLIC CHURCH, INC.  
SPECIAL PERMIT AMENDMENT  
BRADDOCK DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50'

DATE: FEB. 2014



- urban

Urban, Ltd.  
408-D Technology Court  
Charlottesville, Virginia 22904  
Tel. 703.642.2006  
www.urban-ltd.com

PLAN DATE
3/18/13
5/31/13
6/14/13
7/8/13
9/27/13
2/11/14
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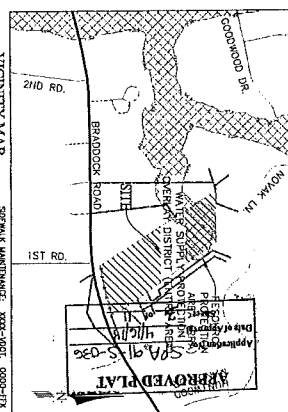
NOTES

1. THE PROPERTY SHOWN HEREON IS LOCATED ON PARKWAY COUNTY TAX MAP NORTH AND TOWNS 13N.
2. THE AERIAL PHOTOGRAPH SHOWN HEREON IS BASED UPON A AERIAL PHOTO NORTH AND TOWNS 13N.
3. FIELD SURVEY PREPARED BY USGEO, LTD. DATED JULY 26, 2012.
4. THE PROPERTY SHOWN HEREON IS BASED UPON AERIAL PHOTOGRAPH, EASTING TOWNSHIP AND SECTION DRAINAGE EXISTENT AS SHOWN ON FIELD PHOTO 12095.
5. AERIAL PHOTOGRAPH SHOWN HEREON BY WASHINGTON AERIALS PHOTO, INC.
6. THE PROPERTY SHOWN HEREON IS BASED UPON AERIAL PHOTO 12095 DATED JULY 26, 2012.
7. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING OR CONSTRUCTION OF ANY KIND.
8. THERE IS NO OBSERVABLE EVIDENCE OF SIGNIFICANT SOIL REMOVAL, GRADING OR REPAIRS.
9. CONSTRUCTION OF ANY KIND, INCLUDING OF SITE USE AS A SOLID WASTE DUMP, IS NOT SHOWN ON AERIAL PHOTO.

### LEGAL DESCRIPTION

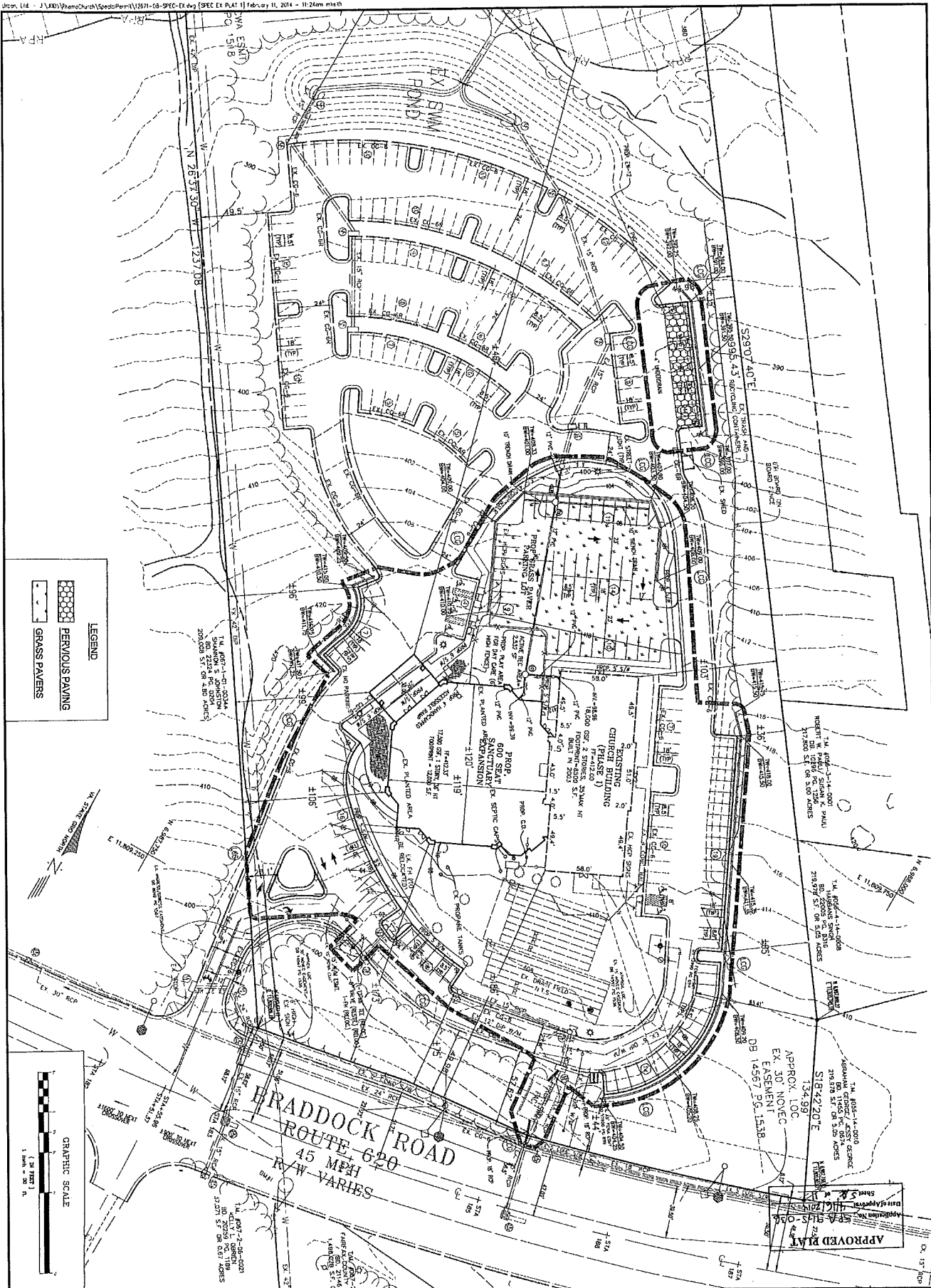
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LEGAL DESCRIPTION CONTINUED

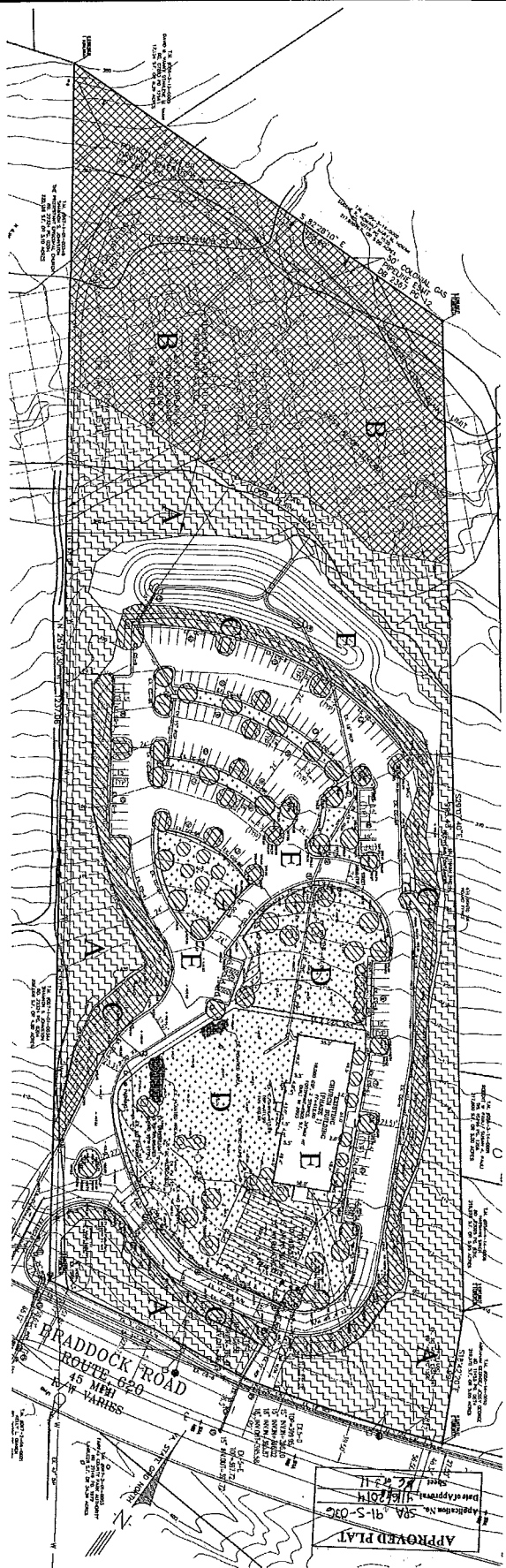
[illegible]

SCALE: 1" = 50'





SE-12571	SHEET 5 OF 11	SPECIAL PERMIT PLAT		 MICHAEL R. KATZ MICHAEL R. KATZ Lic. No. 00000 2/11/14	 <b>urban</b> Urban, Ltd. 6800 Technology Center Chantilly, Virginia 20151 Tel: 703.642.2200 www.urban-ltd.com	PLAN DATE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															</
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EXISTING VEGETATION SUMMARY

Cover Type	Primary Species	Successional Stage	Condition	Area	Comments
A	Slender White Oak (Quercus laevis), Live Oak (Quercus agrifolia), American Basswood (Frax americana), Sweetgum (Liquidambar styraciflua), Red Oak (Quercus rubra)	Stage 1	good	2.22 ac.	This cover type consists primarily of Slender White Oak, American Basswood, and Sweetgum. The vegetation is in good condition and is a mix of mature and young trees.
B	Slender White Oak (Quercus laevis), Live Oak (Quercus agrifolia), American Basswood (Frax americana), Sweetgum (Liquidambar styraciflua), Red Oak (Quercus rubra)	Stage 1	good	2.51 ac.	This cover type consists primarily of Slender White Oak, American Basswood, and Sweetgum. The vegetation is in good condition and is a mix of mature and young trees.
C	Slender White Oak (Quercus laevis), Live Oak (Quercus agrifolia), American Basswood (Frax americana), Sweetgum (Liquidambar styraciflua), Red Oak (Quercus rubra)	Stage 1	good	2.51 ac.	This cover type consists primarily of Slender White Oak, American Basswood, and Sweetgum. The vegetation is in good condition and is a mix of mature and young trees.

Cover Type	Primary Species	Successional Stage	Condition	Area	Comments
D	Slender White Oak (Quercus laevis), Live Oak (Quercus agrifolia), American Basswood (Frax americana), Sweetgum (Liquidambar styraciflua), Red Oak (Quercus rubra)	Stage 1	good	2.51 ac.	This cover type consists primarily of Slender White Oak, American Basswood, and Sweetgum. The vegetation is in good condition and is a mix of mature and young trees.
E	Slender White Oak (Quercus laevis), Live Oak (Quercus agrifolia), American Basswood (Frax americana), Sweetgum (Liquidambar styraciflua), Red Oak (Quercus rubra)	Stage 1	good	2.51 ac.	This cover type consists primarily of Slender White Oak, American Basswood, and Sweetgum. The vegetation is in good condition and is a mix of mature and young trees.

\*Dist = distance at breast height (measured 4.5 ft. above the ground).  
Field data collected during site visit on December 13, 2013.



GRAPHIC SCALE





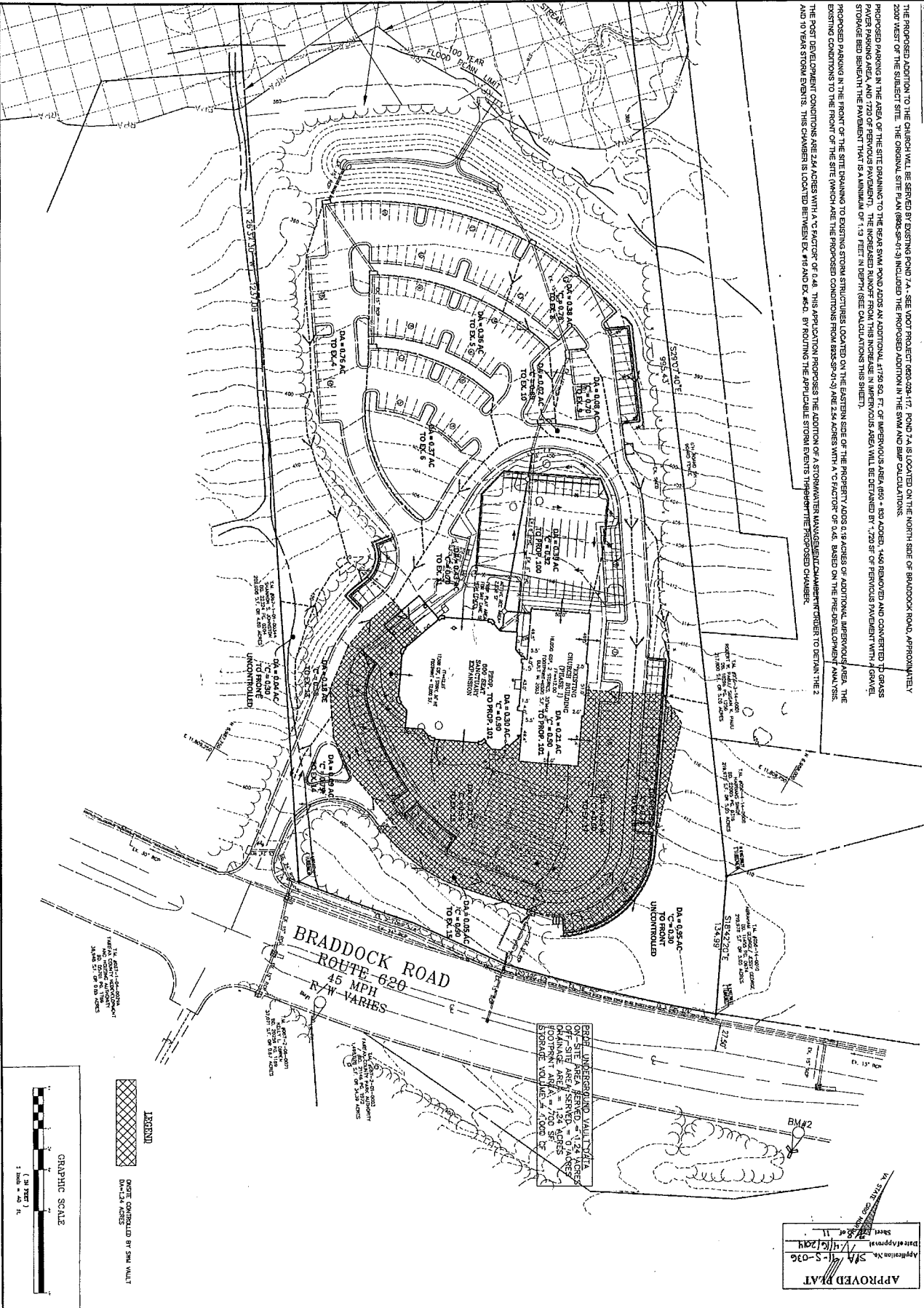


# **SWM NARRATIVE:**

THE PROPOSED ADDITION TO THE CHURCH WILL BE SERVED BY EXISTING POND 7A - SEE VDOT PROJECT 6660-02-17. POND 7A IS LOCATED ON THE NORTH SIDE OF BRADDOCK ROAD, APPROXIMATELY 2000 FEET WEST OF THE SUBJECT SITE. THE ORIGINAL SITE PLAN (88B-SP-41-3) INCLUDED THE PROPOSED ADDITION IN THE SWM AND BMP CALCULATIONS.

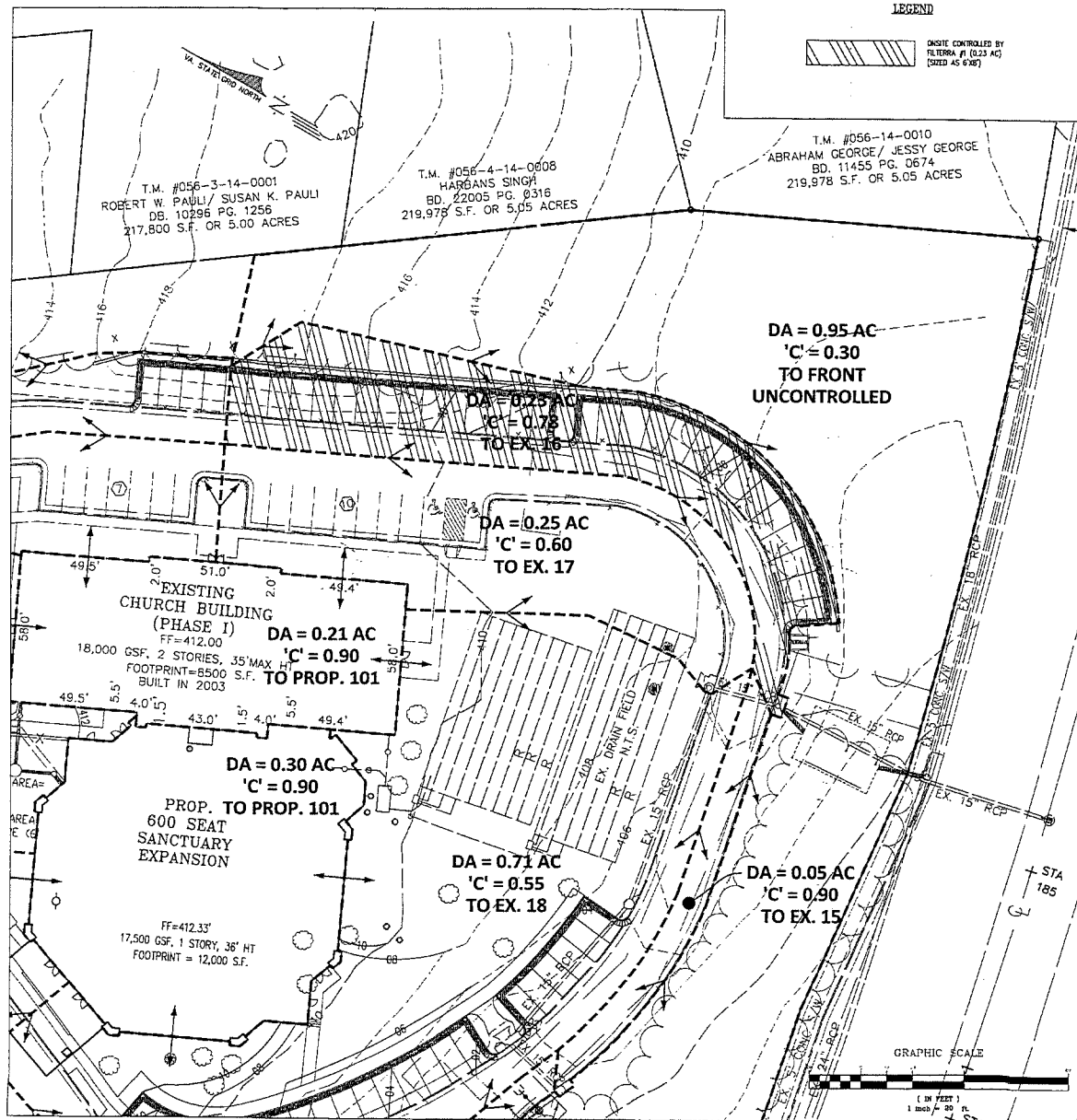
PROPOSED PARKING IN THE REAR OF THE SITE SERVING TO THE REAR SWM POND AREA APPROXIMATELY 4700 SQ. FT. OF IMPERVIOUS AREA (65% - 85% ADDED) 440 REMOVED AND CONVERTED TO GRAVEL STORAGE BED BENEATH THE PAVEMENT THAT IS A MINIMUM OF 1.13 FEET IN DEPTH (SEE CALCULATIONS THIS SHEET).

PROPOSED PARKING IN THE FRONT OF THE SITE SERVING TO EXISTING STORM STRUCTURES LOCATED ON THE EASTERN SIDE OF THE PROPERTY ADJACENT TO ADDITIONAL IMPERVIOUS AREA. THE EXISTING CONDITIONS TO THE FRONT OF THE SITE (WHICH ARE THE PROPOSED CONDITIONS FROM 88B-SP-41-3) ARE 2.54 ACRES WITH A C FACTOR OF 0.48. BASED ON THE PROPOSED CHANGES AND 10 YEAR STORM EVENTS, THIS CHAMBER IS LOCATED BETWEEN EX #16 AND EX #40. BY ROUTING THE APPLICABLE STORM EVENTS THROUGH THE PROPOSED CHAMBER.



**APPROVED PLAT**  
 Application No. SFA 14-S-036  
 Date of Approval 1/14/2014  
 Sheet 1 of 1

<b>STORMWATER MANAGEMENT PLAN</b> <b>WASHINGTON APOSTOLIC CHURCH, INC.</b> <b>SPECIAL PERMIT AMENDMENT</b> BRADDOCK DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE: 1"=40' CL: 2' DATE: FEB. 2014				<b>PLAN DATE</b> 2/18/14 2/19/14 2/20/14 2/21/14 2/22/14 2/23/14 2/24/14 2/25/14 2/26/14 2/27/14 2/28/14 2/29/14 3/1/14 3/2/14 3/3/14 3/4/14 3/5/14 3/6/14 3/7/14 3/8/14 3/9/14 3/10/14 3/11/14 3/12/14 3/13/14 3/14/14 3/15/14 3/16/14 3/17/14 3/18/14 3/19/14 3/20/14 3/21/14 3/22/14 3/23/14 3/24/14 3/25/14 3/26/14 3/27/14 3/28/14 3/29/14 3/30/14 3/31/14 4/1/14 4/2/14 4/3/14 4/4/14 4/5/14 4/6/14 4/7/14 4/8/14 4/9/14 4/10/14 4/11/14 4/12/14 4/13/14 4/14/14 4/15/14 4/16/14 4/17/14 4/18/14 4/19/14 4/20/14 4/21/14 4/22/14 4/23/14 4/24/14 4/25/14 4/26/14 4/27/14 4/28/14 4/29/14 4/30/14 5/1/14 5/2/14 5/3/14 5/4/14 5/5/14 5/6/14 5/7/14 5/8/14 5/9/14 5/10/14 5/11/14 5/12/14 5/13/14 5/14/14 5/15/14 5/16/14 5/17/14 5/18/14 5/19/14 5/20/14 5/21/14 5/22/14 5/23/14 5/24/14 5/25/14 5/26/14 5/27/14 5/28/14 5/29/14 5/30/14 5/31/14 6/1/14 6/2/14 6/3/14 6/4/14 6/5/14 6/6/14 6/7/14 6/8/14 6/9/14 6/10/14 6/11/14 6/12/14 6/13/14 6/14/14 6/15/14 6/16/14 6/17/14 6/18/14 6/19/14 6/20/14 6/21/14 6/22/14 6/23/14 6/24/14 6/25/14 6/26/14 6/27/14 6/28/14 6/29/14 6/30/14 7/1/14 7/2/14 7/3/14 7/4/14 7/5/14 7/6/14 7/7/14 7/8/14 7/9/14 7/10/14 7/11/14 7/12/14 7/13/14 7/14/14 7/15/14 7/16/14 7/17/14 7/18/14 7/19/14 7/20/14 7/21/14 7/22/14 7/23/14 7/24/14 7/25/14 7/26/14 7/27/14 7/28/14 7/29/14 7/30/14 7/31/14 8/1/14 8/2/14 8/3/14 8/4/14 8/5/14 8/6/14 8/7/14 8/8/14 8/9/14 8/10/14 8/11/14 8/12/14 8/13/14 8/14/14 8/15/14 8/16/14 8/17/14 8/18/14 8/19/14 8/20/14 8/21/14 8/22/14 8/23/14 8/24/14 8/25/14 8/26/14 8/27/14 8/28/14 8/29/14 8/30/14 8/31/14 9/1/14 9/2/14 9/3/14 9/4/14 9/5/14 9/6/14 9/7/14 9/8/14 9/9/14 9/10/14 9/11/14 9/12/14 9/13/14 9/14/14 9/15/14 9/16/14 9/17/14 9/18/14 9/19/14 9/20/14 9/21/14 9/22/14 9/23/14 9/24/14 9/25/14 9/26/14 9/27/14 9/28/14 9/29/14 9/30/14 10/1/14 10/2/14 10/3/14 10/4/14 10/5/14 10/6/14 10/7/14 10/8/14 10/9/14 10/10/14 10/11/14 10/12/14 10/13/14 10/14/14 10/15/14 10/16/14 10/17/14 10/18/14 10/19/14 10/20/14 10/21/14 10/22/14 10/23/14 10/24/14 10/25/14 10/26/14 10/27/14 10/28/14 10/29/14 10/30/14 10/31/14 11/1/14 11/2/14 11/3/14 11/4/14 11/5/14 11/6/14 11/7/14 11/8/14 11/9/14 11/10/14 11/11/14 11/12/14 11/13/14 11/14/14 11/15/14 11/16/14 11/17/14 11/18/14 11/19/14 11/20/14 11/21/14 11/22/14 11/23/14 11/24/14 11/25/14 11/26/14 11/27/14 11/28/14 11/29/14 11/30/14 12/1/14 12/2/14 12/3/14 12/4/14 12/5/14 12/6/14 12/7/14 12/8/14 12/9/14 12/10/14 12/11/14 12/12/14 12/13/14 12/14/14 12/15/14 12/16/14 12/17/14 12/18/14 12/19/14 12/20/14 12/21/14 12/22/14 12/23/14 12/24/14 12/25/14 12/26/14 12/27/14 12/28/14 12/29/14 12/30/14 12/31/14	<b>REVISIONS</b> No. DATE DESCRIPTION
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**BMP FACILITY DESIGN CALCULATIONS**

Plan Name: Phospha Church Expansion Date: 10/20/2010

Plan Number: 2000-0000-X Engineer: Kordas

# I. WATER QUALITY NARRATIVE

## II. WATERSHED INFORMATION

Part 1: List all of the Subareas and "C" factors used in the BMP Computations

Subarea Designation (1)	"C" (2)	Acres (3)
OPEN SPACE W/O AREA	0.30	3.26
REAR UNCONTROLLED	0.30	1.42
REAR CONTROLLED TO POND	0.60	3.07
FRONT TO FILTERRA	0.75	0.25
FRONT UNCONTROLLED	0.48	1.15
<b>Total</b>		<b>10.11</b>

## III. a. PHOSPHORUS REMOVAL - "OCOQUAN METHOD"

Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the Site (a) 10.11 acres

Subarea Designation (1)	"C" (2)	Acres (3)	Product (4)
OPEN SPACE W/O AREA	0.30	3.26	0.98
REAR UNCONTROLLED	0.30	1.42	0.43
REAR CONTROLLED TO POND	0.60	3.07	1.84
FRONT TO FILTERRA	0.75	0.25	0.18
FRONT UNCONTROLLED	0.48	1.15	0.56
<b>(a) Total</b>		<b>4.98</b>	

(C) Weighted average "C" factor

BP(10) = (C) 0.47

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	Removal Efficiency (2)	Area (3)	"C" Factor (4)	Product (5)
OPEN SPACE W/O AREA	100%	3.26	0.30	0.30
REAR UNCONTROLLED	0%	1.42	0.30	0.00
REAR CONTROLLED TO POND	40%	3.07	0.60	0.77
FRONT TO FILTERRA	30%	0.25	0.75	0.06
FRONT UNCONTROLLED	0%	1.15	0.48	0.00
<b>(a) Total</b>				<b>0.13</b>

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 50.00%

Water Supply Overlay District  
(Occoquan Watershed)  
50% (Fisher County and Prince William County)

Cheapeake Bay Preservation Area  
(New Development)  
40% (Fisher County)  
50% (Prince William County)

Cheapeake Bay Preservation Area  
(Redevelopment)  
50.00 %

"SEE PHOSPHORUS BMP REMOVAL REQUIREMENT ON THIS SHEET"

(B) If Line 3(a) > Line 4(a), the Phosphorus removal requirement is satisfied.

Line 3(a) 0.13 Line 4(a) 0.5000

PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED

## BMP ANALYSIS:

BMP FOR THE PROPOSED BUILDING IS PROVIDED BY THE EXISTING POND. THE ORIGINAL SITE PLAN (8935-SP-01-3) INCLUDED THE PROPOSED ADDITION IN THE SWM AND BMP CALCULATIONS.

WITH THE PROPOSED ADDITIONAL PARKING, A FILTERRA IS PROPOSED TO CONNECT TO EXISTING STRUCTURE #16 IN THE AREA DRAINING TO THE FRONT OF THE SITE. THE FILTERRA TREATS AN AREA OF 0.23 ACRES, WHICH INCLUDES A PORTION OF THE PROPOSED ADDITIONAL PARKING, AS WELL AS EXISTING ROADWAY, RESULTING IN A "C FACTOR" OF 0.75. AS SHOWN ABOVE, THIS FILTERRA PROVIDES ENOUGH ADDITIONAL BMP TREATMENT TO MEET THE REQUIREMENTS.

THE PROPOSED SWM/BMP FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNER. VIRGINIA'S STORMWATER MANAGEMENT REGULATIONS REQUIRE INSPECTIONS TWICE A YEAR, AND AFTER ANY STORM THAT EXCEEDS THE CAPACITY OF THE FACILITY TO ENSURE THAT THE FACILITY REMAINS OPERATIONAL. A DETAILED INSPECTION SHALL BE PERFORMED ANNUALLY BY A QUALIFIED PROFESSIONAL TO ENSURE THAT THE FACILITY IS OPERATING AS DESIGNED, AND OR PROVIDE AN OPPORTUNITY TO SCHEDULE ANY MAINTENANCE THAT THE FACILITY MAY REQUIRE.

APPROVED PLAN

Applicant: Washington Apostolic Church, Inc.  
Date of Approval: 10/20/2010  
Signature: [Signature]  
Title: [Title]

REVISIONS

No.	DATE	DESCRIPTION
1	10/20/2010	Initial Design
2	10/20/2010	Revised Design
3	10/20/2010	Final Design

urban

Washington Apostolic Church, Inc.  
Special Permit Amendment  
Fairfax County, Virginia

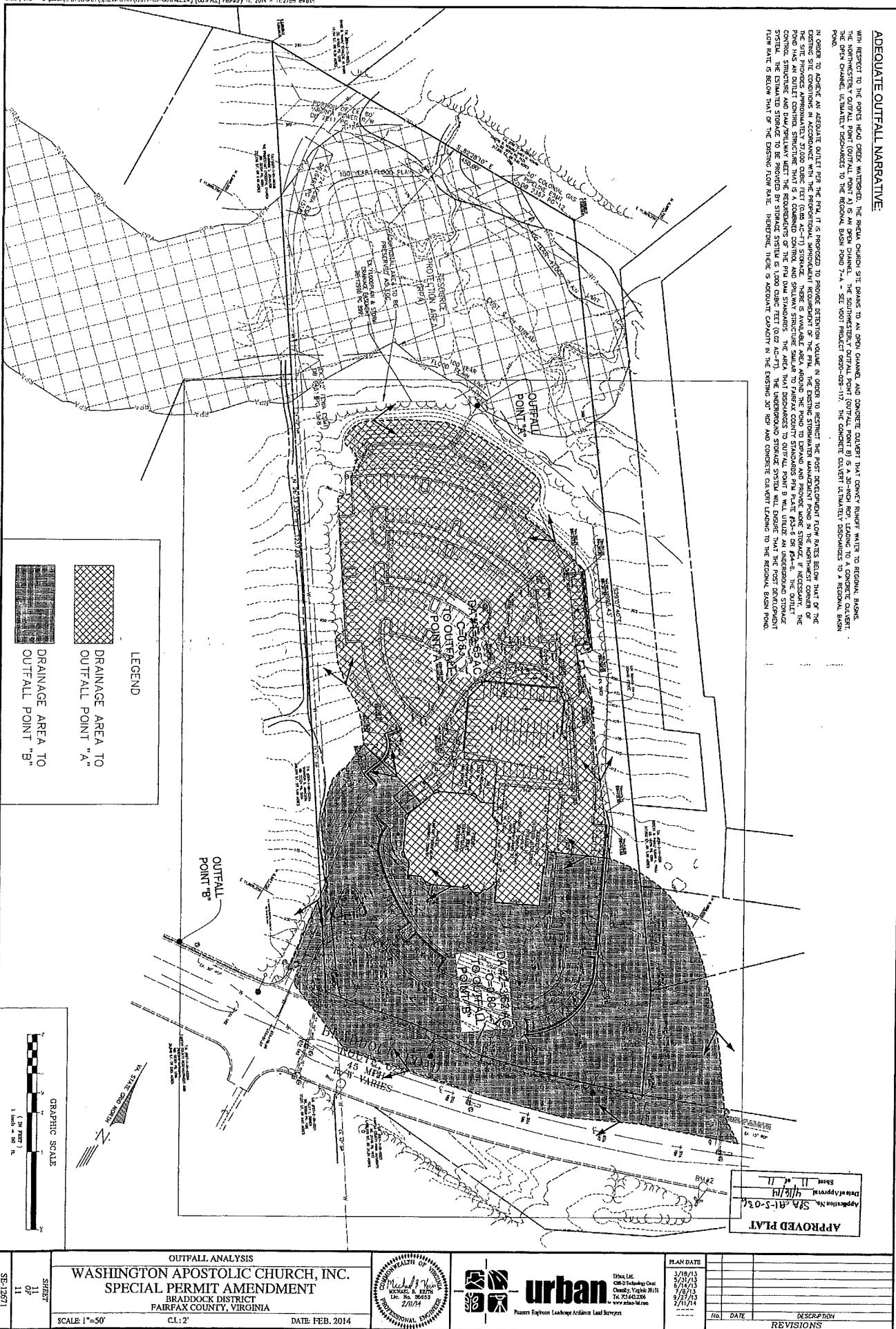
DATE: FEB. 2014

SCALE: 1"=20'

SHEET 9 OF 11

SE-12671



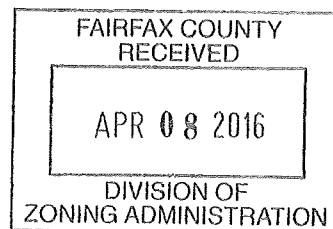
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April 8, 2016

\* Hand Delivered to ZED, 8<sup>th</sup> Floor \*



County of Fairfax  
Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway  
Suite 801  
Fairfax, VA 22035

*original*

Re: Washington Apostolic Church, Inc.  
11800 Braddock Road  
Fairfax, VA 22030

RECEIVED  
Department of Planning & Zoning  
JUN 02 2016

Subject: Request for extension of Approved Special Permit Amendment  
SPA 91-S-036

Zoning Evaluation Division

To Whom It May Concern,

The Washington Apostolic Church would like to request an extension of Special Permit Amendment SPA 91-S-036 for a period of 12 months. Currently the civil engineer for the church, Urban Engineering, is processing the site plan for the project. The site plan number is 8935-SP-002-3. The site plan is expected to be approved by the County soon. The building permit drawings are expected to be submitted to the Building Plans Review Branch within the next 2 months. All county approvals necessary to commence construction are therefore expected to be received this year.

In order to be proactive, this request for extension is being submitted early, so that proper processing by the County can be obtained. Please advise if you need any further information to process this request.

Sincerely,

*Mark Mittereder*

Mark Mittereder, AIA

President  
ArchGroup Inc.

Cc: Pastor Joe Lozano, Washington Apostolic Church